

Questions/Answers Regarding Simsbury Farms Golf Course Beverage/Concession RFP

When is the yearly calendar for golf events released?

The majority of golf events are typically booked by January 1, a few others by early March. Some events do pop up during the season and we will accept them if the course is available.

Will the restaurant name remain the same or is a new name needed?

The vendor will operate the Golf Course Restaurant under the trade name of their choosing. It would be up to the new lease holder to negotiate with current vendor to keep the same name and social media pages if they choose to use the current name.

What is your fiscal year?

The Town of Simsbury's fiscal year is July 1-June 30. The Golf Restaurant lease agreement has typically been set up so that it matched more closely the annual golf season, March/April to Late November/early December.

What information can you provide on recent golf course restaurant gross sales?

The current lease holder reports the following information as of Friday, Nov. 13, 2020

2020

Events: \$65,953.74

POS Sales: \$140,031

Total: \$209,584

2019

Events \$126,642

POS Sales: \$191,593

Total: \$318,235

2018

Events:\$122,547

POS Sales: 177,795

Total: \$300,342

What is the current annual rent at the Simsbury Farms Golf Course Restaurant?

Per the current vendor's expiring 4 year contract, the annual rent received by the Town of Simsbury is \$26,500, include utilities (water/gas/electric)

What expenses has the current vendor been responsible for?

Per the current vendor's contract, these are the expenses that the current vendor pays directly for:

- (a) cable television service if utilized by Lessee;
- (b) installation charges and charges for telephone(s) installed at the Leased premises;
- (c) twice annual maintenance of the exhaust hood;
- (d) trash removal according to a frequency and schedule as approved by the Town;

- (e) maintenance and repair of all kitchen equipment and mobile cart; and
- (f) pest control as needed.

If available can the Town provide the annual utility costs associated with the Simsbury Farms Golf Course Restaurant?

Please see below for information on the annual golf course clubhouse utilities. Please note we do not have separate meters for each “side” of the building.

ELECTRICITY				
Company:	Account #:	Dates of Service:	Cost:	Usage:
Eversource	5120 933 2071	9/25/20 - 10/27/20	\$204.52	231
Eversource	5120 933 2071	8/26/20 - 9/25/20	\$211.46	213
Eversource	5120 933 2071	7/28/20 - 8/26/20	\$210.26	159
Eversource	5120 933 2071	6/25/20 - 7/28/20	\$205.98	173
Eversource	5120 933 2071	5/27/20 - 6/25/20	\$188.97	166
Eversource	5120 933 2071	4/27/20 - 5/27/20	\$228.31	315
Eversource	5120 933 2071	3/25/20 - 4/27/20	\$209.08	307
Eversource	5120 933 2071	2/26/20 - 3/25/20	\$229.24	315
Eversource	5120 933 2071	1/27/20 - 2/26/20	\$232.96	392
Eversource	5120 933 2071	12/27/19 - 1/27/20	\$220.37	458
Eversource	5120 933 2071	11/25/19 - 12/27/19	\$253.00	553
Eversource	5120 933 2071	10/25/19 - 11/25/19	\$198.62	376
Eversource	5120 933 2071	9/26/19 - 10/25/19	\$193.39	255
Eversource	5120 933 2071	8/27/19 - 9/26/19	\$198.01	235
Eversource	5120 933 2071	7/26/19 - 8/27/19	\$121.69	147
Eversource	5120 933 2071	6/26/19 - 7/26/19	\$397.89	181
Eversource	5120 933 2071	5/28/19 - 6/26/19	\$199.12	219
Eversource	5120 933 2071	4/26/19 - 5/28/19	\$180.01	244
Eversource	5120 933 2071	3/26/19 - 4/26/19	\$240.80	413
Eversource	5120 933 2071	2/26/19 - 3/26/19	\$239.52	441
Eversource	5120 933 2071	1/25/19 - 2/26/19	\$239.52	491
Eversource	5120 933 2071	12/27/18 - 1/25/19	\$247.49	499
Eversource	5120 933 2071	11/27/18 - 12/27/18	\$233.58	510
Eversource	5120 933 2071	10/25/18 - 11/27/18	\$241.88	469
		Total Spent:	\$5,325.67	
		Average Per Month:	\$221.90	

GAS

Company:	Bill Date	Billing Period(Days)	Gas Used	Total Gas Charges
CNG	10/26/2020	29	236	\$475.57
CNG	9/25/2020	30	236	
CNG	8/26/2020	32	243	\$469.47
CNG	7/27/2020	31	236	\$422.73
CNG	6/24/2020	31	224	\$456.72
CNG	5/27/2020	30	264	\$473.93
CNG	4/24/2020	29	396	\$567.27
CNG	3/26/2020	28	433	\$585.38
CNG	2/27/2020	32	713	\$775.49
CNG	1/28/2020	32	741	\$799.20
CNG	12/27/2019	31	765	\$807.62
CNG	11/26/2019	31	516	\$639.06
CNG	10/24/2019	28	301	\$506.37
CNG	9/27/2019	33	523	\$638.91
CNG	9/10/2019	30	101	\$340.98
CNG	7/25/2019	29	258	\$442.51
CNG	6/27/2019	33	355	\$516.80
CNG	6/6/2019	30	161	\$388.43
CNG	4/26/2019	28	523	\$659.26
CNG	3/28/2019	28	523	\$682.43
CNG	3/1/2019	27	1040	\$1,021.68
			Total Spent:	\$11,669.81
			Average per month:	\$555.71

WATER

Company:	Account Number	Amount	Due Date
Aquarion	200192071	\$147.88	10/14/2020
Aquarion	200192071	\$147.88	9/11/2020
Aquarion	200192071	\$217.04	8/12/2020
Aquarion	200192071	\$145.49	7/15/2020
Aquarion	200192071	\$73.94	6/12/2020
Aquarion	200192071	\$71.55	5/16/2020
Aquarion	200192071	\$67.50	4/12/2020
Aquarion	200192071	\$76.80	3/18/2020
Aquarion	200192071	\$72.18	2/13/2020
Aquarion	200192071	\$74.55	1/11/2020
Aquarion	200192071	\$72.17	12/11/2019
Aquarion	200192071	\$72.17	11/13/2019
Aquarion	200192071	\$82.24	10/12/2019

Aquarion	200192071	\$413.62	9/11/2019
Aquarion	200192071	\$300.21	8/14/2019
Aquarion	200192071	\$173.79	7/13/2019
Aquarion	200192071	\$563.28	6/15/2019
Aquarion	200192071	\$406.74	5/12/2019
Aquarion	200192071	\$178.40	4/13/2019
Aquarion	200192071	\$88.67	3/13/2019
Aquarion	200192071	\$81.71	2/10/2019
Aquarion	200192071	\$109.35	1/11/2019
Aquarion	200192071	\$573.39	12/12/2018
	Total Amount Spent:	\$4,210.55	
	Average per month:	\$183.07	

Are there any changes to provided equipment list in the RFP? (appendix A)

There were some minor changes to Appendix A, please see below for the changes (in red)

APPENDIX A – Updated October 30, 2020

EQUIPMENT INVENTORY

GOLF COURSE CLUBHOUSE RESTAURANT

Refrigerator-2 door Traulsen, on casters

Walk-in cooler/freezer, 8'x12' with outside remote condensing units

Dishtable with pre-rinse sink, spray hose and bracket

Commercial dishwasher-upright Hobart rack machine with tall chamber

Bread box – 4' maple top, 2 doors,

Sandwich unit – 5' mega top, 2 doors, 18 pans

Fryers (2) -40lb., stainless steel tank, gas, on casters

Charbroiler -24" coal style, with lower rack and splash guard

Convection oven-single deck, gas, speed fan, on legs

Range- 72" with 2 ovens. 6 burners, 36" grille, Vulcan, on casters

Worktable – 7' with sink, undershelf, no drip edge

Worktable – 8' with 2 drawers, 2 undershelves, on casters –upper shelves removed

Cook n'hold oven –Alto Shaam, 2 compartments, on casters

Pot Sink- 3 compartments with 1 drainboard and spray hose faucet

Mop sink-floor style, stainless with service faucet

Drying rack, 20"x60", wall mounted

Wall shelves, assorted sizes, above dishtables, serving line and prep sink

Exhaust hood – 15', exhaust only with lights, filters, -UL listed

Wall panels – stainless steel, installed behind hood on left wall

Fire suppression system, installed with gas valve

Ice Machine- 600 lb. Capacity with bin (new summer August 2020)

Wall panel – between ice machine and prep sink

Waitress station-cabinet with doors, drawers

Tables – 12, 30" laminated tables with cross bases

Chairs – 50 cherry side chairs

Patio Tables and Chairs

Banquet Tent Tables and Chairs

Changes from previous version:

Oval Tray Rack – removed

Steam table – 3 well water bath – removed

Portable cart – with lift up sideboards - removed

Store room shelving, 5 tier, chrome wire, on casters – removed

Soda rack – removed